

Planning Commission Hearing Minutes
DATE: November 13, 2017

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Arlene Perkins – Vice Chair Kelly Russell – Alderman & Secretary Ron Burns Alan Imhoff – Alternate	Katie Isaac	Gabrielle Collard, Division Manager of Current Planning Cherian Eapen, Traffic Engineer Scott Waxter, Assistant City Attorney Pam Reppert, City Planner Tierre Butler, City Planner Jessica Murphy, Administrative Assistant

I. ANNOUNCEMENTS:

Ms. Collard advised the Planning Commission and the public that the Workshop Agenda with attachments are available online for the workshop scheduled for Monday November 20, 2017 at 2pm in the Municipal Annex Building.

II. APPROVAL OF MINUTES:

Approval of the **October 9, 2017** Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Perkins

SECOND: Commissioner Imhoff

VOTE: 5-0.

Approval of the **October 16, 2017** Planning Commission Workshop Minutes as amended:

MOTION: Commissioner Perkins

SECOND: Commissioner Burns

VOTE: 4-0. (Commissioner Imhoff Abstained)

Approval of the **November 9, 2017** Pre-Planning Commission Minutes as amended:

MOTION: Commissioner Perkins

SECOND: Alderman Russell

VOTE: 4-0. (Commissioner Burns Abstained)

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. CONTINUANCES:

A. PC17-719ZTA, Text Amendment, Section 405, Bulk and Dimensional Requirements, Building Heights

MOTION: Commissioner Perkins moved to approve a continuance for PC17-719ZTA until the January 8, 2017 Planning Commission meeting.

SECOND: Commissioner Imhoff

VOTE: 5-0

VI. MISCELLENEOUS:

B. 2017 Monocacy River Management Plan

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Perkins moved to recommend a letter be sent on behalf of the Planning Commission to the Mayor and Board of Aldermen requesting that the Monocacy River Management plan include the following three goals which will support the preservation of the Monocacy River;

1. Reference to Implementation Policy 1 of the Environment Element of the 2010 Comprehensive Plan.
2. Reference to the Suggested Action item 3 of the 2016 Sustainability Plan.

3. Reference to the City's RC and PRK zoning districts and their proximity to the River.

SECOND: Commissioner Imhoff

VOTE: 4-0 (Commissioner Burns recused himself from the case.)

C. Approval of the 2018-2019 Planning Commission Deadline Schedule

PLANNING COMMISSION ACTION:

MOTION: Commissioner Imhoff moved to approve the 2018-2019 Planning Commission Deadline Schedule.

SECOND: Commissioner Perkins

VOTE: 5-0

VII. NEW BUSINESS:

D. PC17-613FSI, Final Site Plan, Burger King

Ms. Butler entered the entire staff report into the record. There was no public comment on this item.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Perkins moved to approve the Final Site Plan, PC17-613FSI, for the proposal to improve the site of the existing Burger King restaurant based on compliance with all the applicable criteria of Articles 4, 5,6,7,8, and 12 of the LMC and consistency with the 2010 Comprehensive Plan with the following conditions:

1. Note 7 must be revised to reflect the current parking standards of Section 607-1 of the LMC.
2. Relocate the pedestrian crossing to beyond the parking to increase pedestrian safety.
3. Relocate the stop sign to be placed closer to the drive thru exit and provide a stop bar.

SECOND: Commissioner Imhoff

VOTE: 5-0

Meeting approximately adjourned at 6:30 pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant

APPROVED 12/11/2017